



# Z2400032 – E Club at 85

Durham Board of County Commissioners / May 12, 2025

## Case Summary

<b>Location</b>	2400, 2402, 2404, 2452, 2456, 2462, 2468 East Club Blvd	<b>Development Tier</b>	Suburban
<b>Jurisdiction</b>	County	<b>Site Acreage</b>	13.96 acres
<b>Existing Zoning</b>	Residential Rural (RR) and Commercial Neighborhood (CN)	<b>Proposed Zoning</b>	Commercial General with a textual development plan (CG(D))
<b>Existing Place Type Map</b>	Transit Opportunity Area	<b>Staff Recommended PTM</b>	Suburban Commercial
<b>Zoning Overlay</b>	Falls/Jordan District B (F/J-B) and Major Transportation Corridor (MTC I-85)	<b>Proposal</b>	All uses in the UDO under Commercial General, with some exclusions



919.560.4137

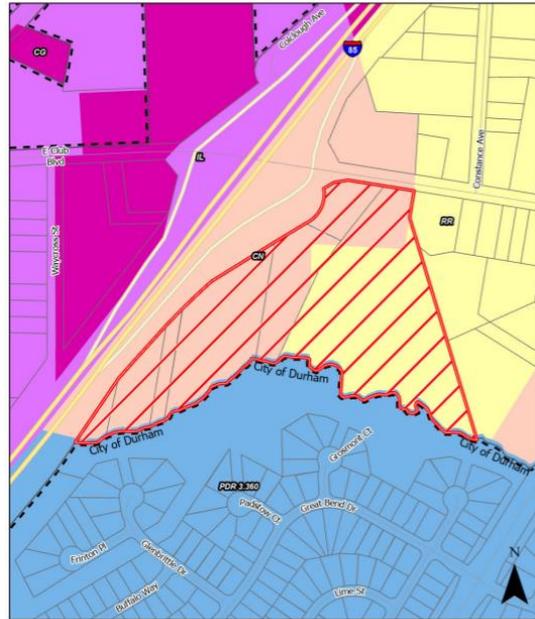
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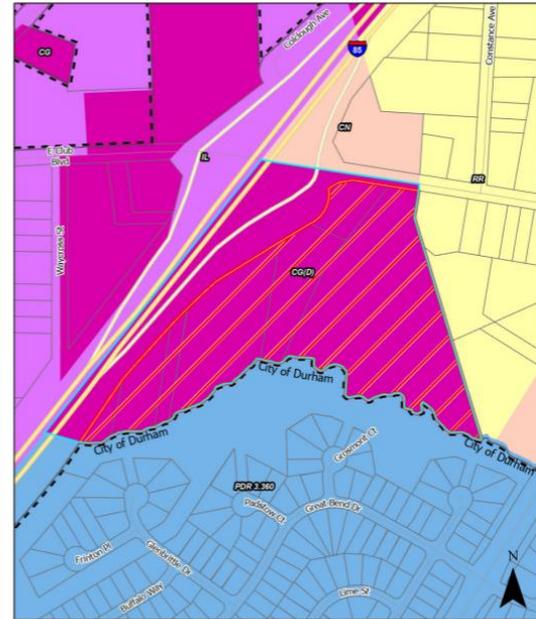
# Zoning Context Map

Existing: Commercial Neighborhood (CN) and Rural Residential (RR)



0 500 1,000 2,000 Feet

Proposed: Commercial General with a Development Plan (CG(D))



Durham City-County Planning Department  
October 4, 2024

**Legend:**

- Z2400032
- Parcels
- City of Durham
- Durham County
- Durham Zoning**
- PDR-LDR (2 - 4 du/ac)
- RR
- CN
- CG
- IL



Maps, tabular data, and spatial information presented are developed from public records. While efforts have been made to use the most current and accurate public record data, no warranties are made to the accuracy of the data provided as being made by the City of Durham, the County of Durham, and the mapping and software companies involved. Users of this content should consult public information sources to verify the accuracy of the data provided.

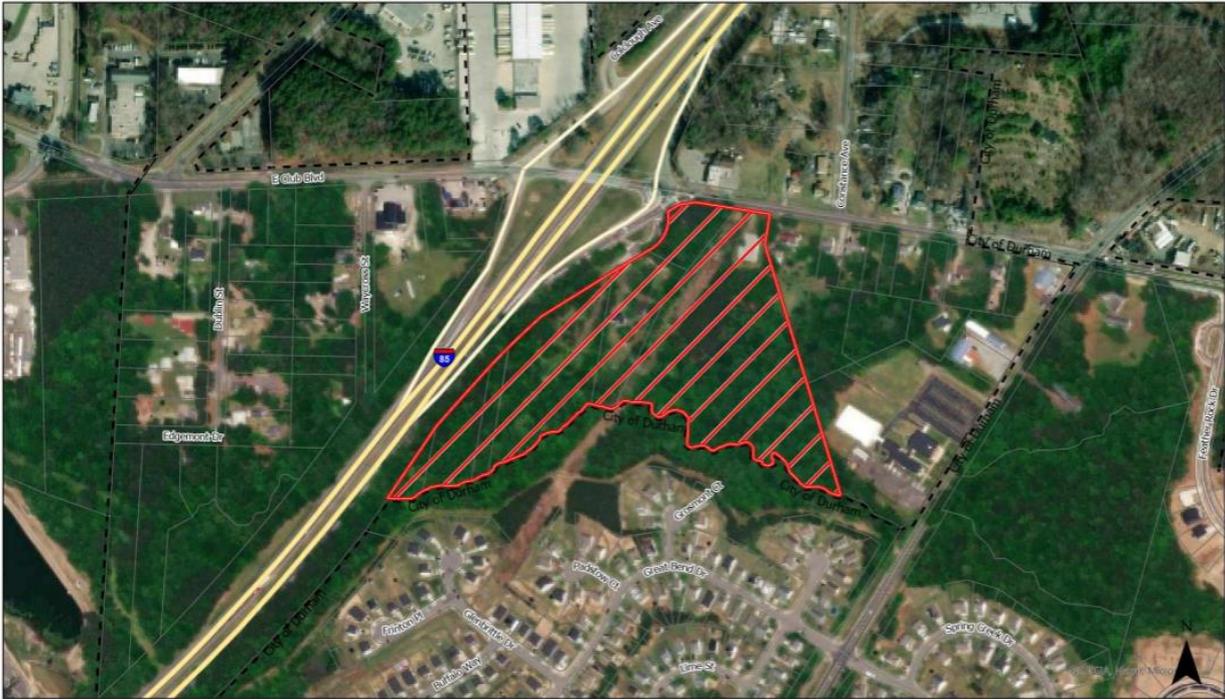
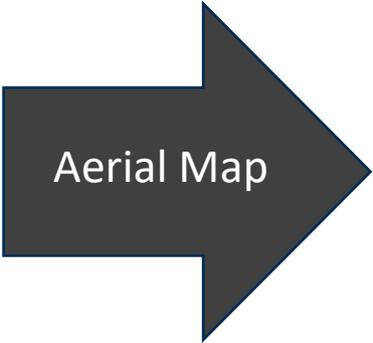


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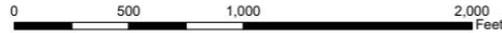
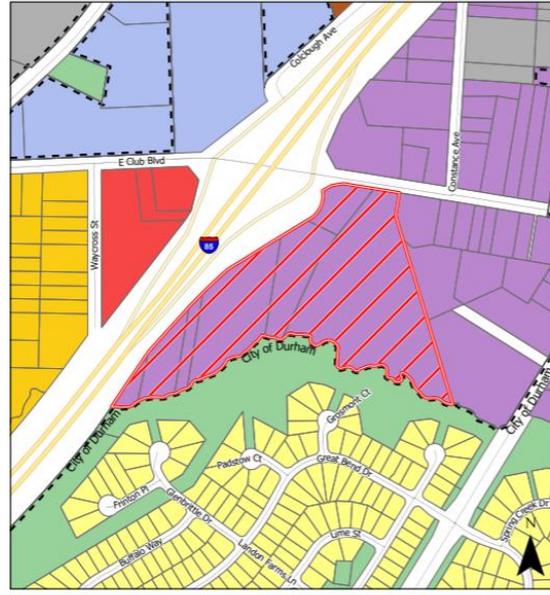


# Place Type Map

- Legend:**
- 22400032
  - Parcels
  - City of Durham
  - Durham County
  - Place Types**
  - Established Residential
  - General Industrial
  - Mixed Residential Neighborhood
  - Planned Suburban Neighborhood
  - Recreation & Open Space
  - Suburban Commercial
  - Transit Opportunity Area
  - Utility & Public Works Facilities



Existing: Transit Opportunity Area



Proposed: Suburban Commercial



Durham City-County Planning Department  
February 14, 2025

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## Summary of Commitments

- The following uses are prohibited:
  - Residential uses, vehicle sales, vehicle service, hospital, cemeteries, mausoleums, columbaria, memorial garden, drive-through facilities, electronic gaming operations, firing range, nightclub or bar, paintball, payday lenders, veterinary clinic, animal hospital, kennel
- 6-foot-tall fence for next door property
- 30% of site to be tree preservation, 80% of that adjacent or within the riparian buffer
- Native plantings
- No disturbance in the 2019 Eno-New Hope Wildlife Connectivity Plan corridor



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# 2019 Eno-Hope Wildlife Corridor

- Legend:
- Z2400032
  - Parcels
  - Durham County
  - Eno-New Hope
  - Wildlife Corridor



0 200 400 800 Feet

Source: [https://ncnhde.natureserve.org/arcgis/rest/services/NC\\_Public/ENH\\_LCP\\_forNCNHP/MapServer](https://ncnhde.natureserve.org/arcgis/rest/services/NC_Public/ENH_LCP_forNCNHP/MapServer)  
Durham City-County Planning Department  
April 24, 2025

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## Summary of Commitments

Continued..

- Dedicated right and left turn lanes with tapers
- 10-foot concrete shared path
- No more than one drive aisle between public right-of-way and the front of a primary structure
- Maximum building height of 40-feet
- Site access from E Club Blvd



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Summary of  
Community Input

Neighborhood meetings were held in accordance with the Neighborhood Meeting Guidelines on September 30, 2024, and January 16, 2025.

No comments have been submitted to the Durham Rezoning Explorer in relation to this case.



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The proposal is inconsistent with the Place-Type Map designation of Transit Opportunity Area. If the zoning map change is approved, staff recommends a new Place Type of Suburban Commercial.

The proposal is consistent with 19 of 22 applicable Comprehensive Plan policies.

Planning Commission recommended approval by a vote of 9-0 at the March 11, 2025, meeting.



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